

**KINNEY COUNTY PUBLIC FACILITY CORPORATION'S REQUEST FOR QUALIFICATIONS AND REQUEST FOR PROPOSALS FOR DESIGN/BUILD DELIVERY OF SHERIFF'S OFFICE AND JAIL, AND EXPANSION TO THE KINNEY COUNTY DETENTION CENTER**

The Kinney County Public Facility Corporation (hereinafter "PFC") intends to provide for the design and construction of a Sheriff's Office and 24 bed County Jail and a 48 bed expansion to the existing Kinney County Detention Center for the benefit of its government sponsor, Kinney County, Texas (hereinafter "Project"). In order to accomplish the Project, the PFC has found that the design/build method of project delivery best fits its needs and offers the most timely and best value option. Therefore, the PFC is seeking to award a design/build agreement for the Project to a firm that is able to provide these services either as a single business unit or as part of a team (hereinafter collectively "design/build firm" whether a single business unit or a team) selected after completion of a competitive procurement process. Because professional design services are a component of the Project being procured, a two-step process is required that first concentrates on qualifications and does not seek cost information or require the provision of any design documents. Finalists selected after the first step is concluded will be asked in the second step to submit proposals providing additional information. However, before further addressing more detailed Project information, the two-step process, and the criteria to be considered, several important matters should be noted:

- Time is of the essence for this Project, and the design and construction of corrections facilities is subject to various regulations and learned solutions that make this Project appropriate for design/ build firms with significant direct or collective experience in the design and construction of correctional facilities;
- Design/build firms must include a professional architect and engineer licensed in this State whom the design/build firm must certify was selected based on demonstrated competence and qualifications;
- Entry into a design-build agreement will be followed by the required provision of construction documents and agreement to a guaranteed maximum price (hereinafter "GMP");
- Construction under the design/build agreement and compensation under the design/build agreement will be subject to the approval and receipt of financing for the Project, which in turn requires information from construction documents and a GMP. Therefore, there is an inability to obtain financing risk to the design/build firm with regard to the development of the construction documents. However, the PFC may not retain or use the construction documents for construction of the Project without the payment of the agreed portion of the fee under the design/build agreement related thereto;
- The design/build agreement will not be an obligation of Kinney County, and the faith and credit of Kinney County is not pledged;
- Financing may be obtained from or guaranteed by the USDA, if so, certain requirements of that agency for the design/build agreement and other matters will apply;
- In accordance with State Statutes regarding the design build delivery method for public projects in the state of Texas, the PFC has engaged an Independent Consulting Engineer who will act as its representative for the Project. The selected design/build firm will be required to cooperate with and provide information to the Independent Consulting Engineer;
- Significant performance and payment bond and insurance requirements will apply to this Project;
- Liquidated damages for delay will apply to this Project; and
- Compliance of the design with all applicable requirements of Texas and federal law is required, including specifically, where applicable, the Texas Commission on Jail Standards (hereinafter "TCJS").

Project Information. The general description of the Project is the design and construction of a Sheriff's Office and 24 bed County Jail and a 48 bed expansion to the existing Kinney County Detention Center. The site for the Project is on land where the Kinney County Detention Center is located, the Detention Center address being 1501 Ranch Road 131, Brackettville, Texas. The budget set for the Project will not exceed \$7,900,000 including any offsite infrastructure required for the project. The Project will require detention systems, life safety systems, communications systems, and security systems that meet or exceed the correctional standards applicable to the facility.

The Sheriff's Office/County Jail component of the Project will be a structure separate from the Detention Center, and will require complete, ground-up design and construction, and will require administrative space for staff, dispatch, and general work areas, booking area, secure inmate housing, sight and sound separation for female and male inmates as required by applicable TCJS standards, administrative restrooms, inmate restroom/toilet facilities, inmate shower areas, space to accommodate kitchen and laundry operations (for future use—no equipment required), all utilities, secure areas, detention equipment and hardware, and other systems, areas, and functionalities required to house inmates in accordance with TCJS standards.

The Detention Center expansion is intended to house federal female prisoners. It is expected to consist of two, 24 bed dormitories with associated recreational space, restrooms, showers, day areas, and other systems, areas, and functionalities required to house the new female inmate population in accordance with the ACA Adult Local Detention Facility mandatory standards. Four or more single cells will be required.

The foregoing is a basic description of the Project, however, interested design/build firms may obtain an **Additional Project Design Criteria Package** containing more detailed information from the County Judge's Office.

Request for Qualifications. The PFC will accept sealed Qualification Statements from interested design/build firms until 10:00 a.m. on November 10, 2017. The Envelope in which the Qualification Statement is sealed should be clearly marked Design-Build Project-Qualifications Statement. Qualification Statements must be sent or delivered to:

Honorable Tully Shahan  
 County Judge  
 Kinney County Courthouse  
 501 S. Ann Street  
 Brackettville, TX 78832

Interested design/build firms must respond on the PFC's Qualification Statement form which is available at the County Judge's Office. Timely received sealed Qualifications Statements will be opened on the deadline date above, at 3:00 p.m. in the County Judge's Office. No cost information may be included in the Qualifications Statement. Qualification Statements will be reviewed, and the offerors ranked according to the evaluation criteria below. Based on this ranking, up to five finalists will be selected to provide additional information in the next step of the process.

<u>Criteria</u>	<u>Maximum Score</u>	<u>Weight</u>	<u>Maximum Points</u>
Experience in the design and construction of correctional and law enforcement facilities.	10	X 2.00	20
Technical competence in the design and construction of correctional and law enforcement facilities.	10	X 2.00	20
Overall capability to perform project, including financial, bonding, insurance and subcontractor resources, and capability to produce quality construction documents on an expedited basis.	10	X 2.00	20
Demonstrated ability to meet budgets and schedules on past projects.	10	X 1.50	15
Knowledge of regulations applicable to work on correctional facilities.	10	X 1.50	15
Certification that each architect and engineer for the project was selected based on demonstrated competence and qualifications.	10	X 1.00	<u>10</u> 100

Each offeror's actual score (10 being highest and 1 being lowest) is multiplied by the applicable weighting factor to arrive at the offeror's score for a criteria. The sums for the three criteria are added to arrive at the offeror's total score for ranking purposes. The maximum possible weighted score is 100 points.

Second Step. The finalists selected in the first step will be requested to provide additional information. A PFC Proposal Form must be used to respond. The PFC Proposal Form is available at the County Judge's Office at the above-address. Sealed Proposals must be received at the County Judge's Office no later than 10:00 a.m. on November 30, 2017. Timely received sealed Proposals will be opened on that same day at 3:00 p.m. in the County Judge's Office. Cost methodology information is requested in this step, but no overall Project cost or GMP is being requested, and such should not be provided. If interviews are required, all finalists will be given the opportunity to interview. Proposals will be ranked using the following evaluation criteria and weights.

<u>Criteria</u>	<u>Criteria points</u>	<u>Weight</u>	<u>Maximum Score</u>
1. Demonstrated Competence and qualifications regarding the potential selection and performance for the PFC Project. The maximum score for this criterion is 25 pts and shall include:			
• Past performance on projects of similar type and scope	10	X 1.00	10
• Proposed team members' demonstrated competence and qualifications.	10	X 1.00	10
• Safety record on past projects and safety programs of the firm.	10	X 0.50	5
		<b>Subtotal</b>	<b>25</b>
2. Capability and feasibility of implementing the project as proposed by the PFC. The maximum score for this criterion is 20 points:			
• Availability of work force and materials, specifically detention and specialized equipment necessary for this project; ability to meet bonding and insurance requirements; and financial stability	10	X 1.00	10
• Methods used to competitively procure sub-contractor portions of the work;	10	X 0.50	5
• Quality Assurance and Quality Control (QA/QC) programs that would be utilized by the design build firm for this project.	10	X 0.50	<u>5</u>
		<b>Subtotal</b>	<b>20</b>
3. Ability to meet budgets and schedules. The maximum score for this criterion is 20 points:			
• Past performance and references; any bonding company project takeovers, liquidated damages history	10	X 1.50	15
• Firm's proposed scheduling process and communication with the PFC regarding ongoing schedule, milestones and potential corrective action to meet project schedules.	10	X 0.50	5
		<b>Subtotal</b>	<b>20</b>
4. Information regarding policies and methodologies for determining the ultimate project price. NO SPECIFIC GUARANTEED MAXIMUM PRICE OR COST PROPOSAL MAY BE SUBMITTED OR CONSIDERED. The maximum score for this criterion is 20 points:			
• Acknowledgement of the general project budget provided by the County.	10	X 0.10	1
• Proposed subcontractor markup	10	X 0.70	7
• Definition of general conditions with a range of cost for general conditions	10	X 0.50	5

• Policies on retainage	10	X 0.10	1
• Policies on contingencies	10	X 0.20	2
• Discount for prompt payment	10	X 0.20	2
• Extent of design professional construction administration services proposed to be provided	10	X 0.10	1
• Any anticipated other costs that would be charged to the project including for any administrative duties, project management costs or jobsite expenses, outside of General conditions [no amounts/costs---only categories]	10	X 0.10	<u>1</u>
		<b>Subtotal</b>	<b>20</b>
5. Litigation/claims history. The maximum score for this criterion is 10 points.	10	X 1.0	10
6. Acknowledgement that the design criteria package has been reviewed and that Design/Build firm can comply with these requirements if awarded the project.	10	X 0.5	5
7. Interview, if applicable. The maximum score for this criterion is 25 points.	10	X 2.5	<b>25</b>
		<b>Maximum Total Score with Interview</b>	<b>125</b>

Each offeror's actual score (10 being highest and 1 being lowest) is multiplied by the applicable weighting factor to arrive at the offeror's score for a criteria. The sums for the criteria are added to arrive at the offeror's total score for ranking purposes. The maximum possible score is 100 with no interview and if an interview is deemed necessary, 125 points is the maximum score attainable.

After completion of this step, the PFC will select the proposal offering the best value to the PFC on the basis of the selection criteria and its ranking evaluations. The PFC will then attempt to negotiate a design/build agreement with the offeror that was selected as the number 1 ranked design/build team. If negotiations fail, the PFC can negotiate with other design/build firms in order of their ranking to attempt to arrive at an agreement.

The PFC reserves the right to reject any and/or all Proposals, and to select the Proposal that provides the best value to the PFC.